

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Victoria Park Estates
840 N. Victoria Park Road
Site Plan

Case #: 29-R-02

Date: March 12, 2002

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. A two (2) inch water main is indicated through this property on the City's water atlas.
3. The boundary survey provided indicates it has not been abstracted for R/W or easements. This additional abstracting would reveal such easements. If the existing main lies within such an easement then any facilities existing through this property would necessarily require additional review and relocation (if possible) in accordance with the applicable provisions of the Unified Land Development Regulations (Section 47-24.7) and the Engineering Department's Construction Standards and Specifications.
4. Provide adequate cross sections along property boundaries to demonstrate adequate on site retention of storm water runoff without impacts to adjacent properties by way of direct runoff.
5. Final plans for building permit shall include a detail for sidewalk construction in accordance with the Engineering Department's Construction Standards and Specifications.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Victoria Park Estates

Case #: 29-R-02

Date: 3-12-02

Comments:

- 1) Provide flow test
- 2) Fire sprinkler system required by 903.8.2 FBC.
- 3) Civil plan required showing fire main, hydrants, DDC and FDC's.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: J. Molyneux
Victoria Park Estates

Case #: 29-R-02

Date: March 12, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: J. Molyneux/ Victoria Park Estates

Case #: 29-R-02

Date: 3/12/02

Comments:

1. In the Rmm-25 zoning district, 35% of the gross lot square footage is to be provided as landscape area. Provide the calculations that show that this requirement is met.
2. Indicate any utilities that would affect proposed planting on the landscape plan, such as overhead powerlines. All tree installation is to be in accordance with FPL guidelines. (There are overheads along at least 2 of the street frontages.)
3. Indicate all existing trees and palms on the site, their names and sizes. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated, either on site or to locations in the neighborhood.

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Division: Planning

Member: Donald Morris
828-5265

Project Name: Victoria Park Estates

Case #: 29-R-02

Date: March 12, 2002

Project Description:

The petitioners propose to construct ten (10) townhouse units in the RHM-25 and the RMM-25 zoning districts. Residential developments of five (5) units or more require Level II Site Plan Review (DRC).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Victoria Park Civic Association.
2. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. Proposed security system (if applicable)
 - c. Hours of the various service and maintenance operations
 - d. Method of solid waste disposal.
 - e. That these units will be sold fee simple.
3. Provide a copy of the most current recorded plat and amendments for the proposed site.
4. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. Indicate color and exterior materials information on elevation drawings.
6. Show adjacent structures and uses on site plan.
7. All private drives shall comply with engineering standards (47-20.5 (B)).
8. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
9. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.

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10. Provide detail of proposed fencing/wall. Fences/walls shall comply with requirements as stipulated in Section 47-19.5 (A).
11. A recorded maintenance agreement will be required with this development.
12. Additional comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary- Robitaille
828-6419

Project Name: Victoria Park Estates

Case #: 29-R-02

Date: 3-12-02

Comments:

Impact-resistant glass / material is recommended on all first floor glass.

What type of perimeter control will be implemented?

Please submit responses in writing prior to sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: J. Molyneux/Victoria Park Estates

Case #: 29-R-02

Date: 3/12/02

Comments:

1. In accordance with section 47-18.33.B.1 a two thousand (2000) square feet of lot area shall be provided per dwelling unit, including driveways and areas held in common ownership. Provide a data table.
2. Access easements and Maintenance agreement shall be reviewed and recorded satisfactory to the City Attorney prior to the issuance of a Certificate of occupancy.
3. Delete future pool and deck from plans. Proposed townhouse group shall meet the planting requirements of section 47-21-11.A.3 when owned fee simple by individual owners in the townhouse development.
4. Additional comments may be forthcoming at DRC meeting.